



Office Use Only:

Application# _____ Fees Paid _____

Date Received _____ Accepted By _____

APPLICATION FOR SPECIAL EXCEPTION CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT / PERMITTEE: Homes of Hope, Inc

* _____
Name Title / Organization
permit may be limited to this entity.

APPLICANT'S REPRESENTATIVE: Jeffrey B Randolph The Ranch
(Optional) Name Title / Organization

MAILING ADDRESS: 607 Pendleton Street Suite 200 Greenville, S.C. 29601

PHONE: 864.420.2504 **EMAIL:** jrandolph@trgcommunities.com

PROPERTY OWNER: Homes of Hope, Inc

MAILING ADDRESS: 3 Dunstan Street, Greenville, S.C. 29611

PHONE: 864.269.4663 **EMAIL:** doglesby@homesofhope.org

PROPERTY INFORMATION

STREET ADDRESS: 610 Pendleton Street, Greenville, S.C. 29601

TAX PARCEL #: 0080000101100 **ACREAGE:** .404 **ZONING DESIGNATION:** RDV

REQUEST

Refer to Article 19-4, Use Regulations, of the Land Management Ordinance (www.municode.com/library/)

DESCRIPTION OF PROPOSED LAND USE: _____

19-4.2.2 B: Residential Use Categories, Group Living, all other

INSTRUCTIONS

1. The application and fee, **made payable to the City of Greenville**, must be received by the planning and development office no later than 5:00 pm of the date reflected on the attached schedule.

2. The applicant/owner must respond to the "standards" questions on page 2 of this application (you must answer "why" you believe the application meets the tests for the granting of a special exception). See also **Section 19-2.3.5, Special Exception Permit**, for additional information. You may attach a separate sheet addressing these questions.

3. You must attach a scaled drawing of the property that reflects, at a minimum, the following: (a) property lines, existing buildings, and other relevant site improvements; (b) the nature (and dimensions) of the proposed development (activity); (c) existing buildings and other relevant site improvements on adjacent properties; and, (d) topographic, natural features, etc. relevant to the requested special exception.

4. You must attach the required application fee: \$250.00

5. The administrator will review the application for "sufficiency" pursuant to **Section 19-2.2.6, Determination of Sufficiency**, prior to placing the application on the BZA agenda. If the application is determined to be "insufficient", the administrator will contact the applicant to request that the applicant resolve the deficiencies. **You are encouraged to schedule an application conference with a planner, who will review your application for "sufficiency" at the time it is submitted. Call (864) 467-4476 to schedule an appointment.**

6. You must post the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.

_____ 'Public Hearing' signs are acknowledged as received by the applicant

x 
Applicant Signature

7. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the Board of Zoning Appeals that granting the requested change would not likely result in the benefit the applicant seeks.

To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ☐ or is not ☒ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.



January 26, 2022
x 

x 1/26/22

APPLICANT / REPRESENTATIVE SIGNATURE

DATE

PROPERTY OWNER SIGNATURE

DATE

**APPLICANT RESPONSE TO
SECTION 19-2.3.5(D)(1), STANDARDS – SPECIAL EXCEPTION**

(YOU MAY ATTACH A SEPARATE SHEET)

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED SPECIAL EXCEPTION IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

See Attached Appendix A

2. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL COMPLY WITH THE STANDARDS IN **SECTION 19-4.3, USE SPECIFIC STANDARDS.**

See Attached Appendix A

3. DESCRIBE THE WAYS IN WHICH THE REQUEST IS APPROPRIATE FOR ITS LOCATION AND IS COMPATIBLE WITH THE CHARACTER OF EXISTING AND PERMITTED USES OF SURROUNDING LANDS AND WILL NOT REDUCE THE PROPERTY VALUES THEREOF.

See Attached Appendix A

4. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL MINIMIZE ADVERSE EFFECTS ON ADJACENT LANDS INCLUDING: VISUAL IMPACTS; SERVICE DELIVERY; PARKING AND LOADING; ODORS; NOISE; GLARE; AND, VIBRATION. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL NOT CREATE A NUISANCE.

See Attached Appendix A

**APPLICANT RESPONSE TO
SECTION 19-2.3.5(D)(2), STANDARDS – CHANGE IN NONCONFORMING USE**

(YOU MAY ATTACH A SEPARATE SHEET)

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE IS MORE IN CHARACTER WITH, OR EQUAL TO, THE USES OTHERWISE PERMITTED IN THE ZONING DISTRICT THAN THE EXISTING OR PRIOR NONCONFORMING USES.

Not Applicable

2. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE WILL NOT SUBSTANTIALLY AND PERMANENTLY INJURE THE USE OF NEIGHBORING PROPERTY FOR THOSE USES PERMITTED WITHIN THE RELEVANT ZONING DISTRICT(S).

Not Applicable

3. IS ADEQUATE INFRASTRUCTURE CAPACITY AVAILABLE TO SERVE THE PROPOSED NONCONFORMING USE?

Not Applicable

4. IS THE PROPOSED USE ONE THAT IS OTHERWISE PERMISSIBLE IN ANOTHER ZONING DISTRICT WITHIN THE CITY?

Not Applicable

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED SPECIAL EXCEPTION IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

The Future Land Use Map of the City's GVL2040 Comprehensive Plan designates this property as Neighborhood Mixed Use. The West End Small Area Plan further defines acceptable uses of the property as Residential, Commercial, Office, Lodging, Recreational, Civic, and Restaurant. The proposed use is an expansion of a group living, which is a permitted use.

2. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL COMPLY WITH THE STANDARDS IN SECTION 19-4-3, USE SPECIFIC STANDARDS.

Group Living/Boardinghouse.

The existing structure and the proposed carriage house have a representative (employee) of the owner residing on the property. The existing structure has been operated as a group living dwelling unit for 12 years. The proposed carriage house would be an expansion of the existing use which is an allowed special exception in the RDV District.

The property is owned by Homes of Hope, a Greenville based non-profit. The existing structure provides housing for Homes of Hope's Men's Workforce Development program, which is a voluntary, one-year residential program in which interns live and learn together through mentorship, education, and training. The program has existed at the property for xx years. The proposed carriage house would offer a next level housing option for graduates of the program.

3. DESCRIBE THE WAYS IN WHICH THE REQUEST IS APPROPRIATE FOR ITS LOCATION AND IS COMPATIBLE WITH THE CHARACTER OF EXISTING AND PERMITTED USES OF SURROUNDING LANDS AND WILL NOT REDUCE THE PROPERTY VALUES THEREOF.

Adjacent Properties are zoned and used as follows:

- *North: R-M2 multi-family residential; Vacant owned by compatible non-profit offering group living housing options for clients of the non-profit.*
- *East: RDV, redevelopment district; office use and client services of a compatible non-profit.*
- *South: RDV, redevelopment district, vacant property, and a cell phone tower*

- West: RDV, redevelopment district, group living provided by a compatible non-profit.

The use is an expansion of the group living provided in the existing structure which is compatible with the surrounding properties owned by non-profit offering client services. The expansion of this use includes minimal footprint expansion and no change in the use and hours of operation.

4. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL MINIMIZE ADVERSE EFFECTS ON ADJACENT LANDS INCLUDING: VISUAL IMPACTS; SERVICE DELIVERY; PARKING AND LOADING; ODORS; NOISE; GLARE; AND VIBRATION. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL NOT CREATE A NUISANCE.

The property is surrounded on three sides by non-profits provided services to clients including group housing. The proposed carriage house, to be constructed within parking spaces of the existing structure, would provide interior garage parking and additional group living space for the Men's Development program. The location of the carriage house would provide a defined developed buffer for adjacent properties. The view from the entry from Pendleton Street would be enhanced by the placement of the carriage house anchoring the rear of the property. Across Pendleton Street from the property is a cell phone tower parcel and a vacant parcel. The construction of the carriage house will not create a nuisance related to noise, additional traffic, parking, or other adverse impacts. The residents in the existing structure do not have their own transportation, therefore relying on public transportation, walking, bicycle, or ministry provided vans and vehicles. The property is located on the Greenlink 903 line and in close proximity to the 504 and 550 lines.

TMS 008000010001
N/F
ALSTON WILKES ASSOCIATION
O.B. 1985-1362
P.D. 457-73

TMS 0080000101000
N/F
ALSTON WILKES SOCIETY
O.B. 1766-83

TMS 0080000101200
N/F
UNITED MINISTRIES
O.B. 1202-745
P.D. 1225-84

SURVEYOR'S NOTES

- 1.) HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
- 2.) SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURES ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR SALE OR LEASE PURPOSES.
- 3.) ZONING PROVIDED BY THE APPROPRIATE GOVERNMENTAL AGENCY TO BE USED FOR INFORMATIONAL PURPOSES ONLY.
- 4.) THE WORDS "CERTIFY", "CERTIFIED" OR "CERTIFICATION" AS USED HEREON ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
- 5.) THE UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM PLANS PROVIDED BY THE UTILITY COMPANIES AND FIELD MARKED BY LOCATOR SERVICES AND VISUAL APPARATUS SUCH AS NACIS AND METERS. CONTRACTOR SHALL CALL LOCATOR SERVICE FOR VERIFICATION PRIOR TO ANY CONSTRUCTION OR EXCAVATION.



VICINITY MAP NOT TO SCALE

POSSIBLE PROJECTIONS

NONE OBSERVED

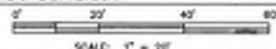
LAND AREA:

17,812 SQ.FT.
0.41 ACRES



FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE, S.C. 29609
TEL: (864) 271-4924 FAX: (864) 233-0315
EMAIL: info@freeland-associates.com

DRAWN:	CS	PARTY CHIEF:	CJ	CHECKED:	JCC
REF. PLAT BOOK:	10X-47				
REF. DEED BOOK:	2404-1049				
TAX MAP:	0080000101100				
DATE OF SURVEY:	8-23-2021				
DATE DRAWN:	8-25-2021				
DRAWING NO.:	75114				
DATE OF LAST REVISION:					



SCALE: 1" = 20'



PLS: JAMES R. FREELAND
NO: 4781

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
CITY OF GREENVILLE

TOPOGRAPHIC
SURVEY FOR
HOMES OF HOPE, INC.

SITE ADDRESS: 610 PENDLETON STREET
GREENVILLE, SC 29609

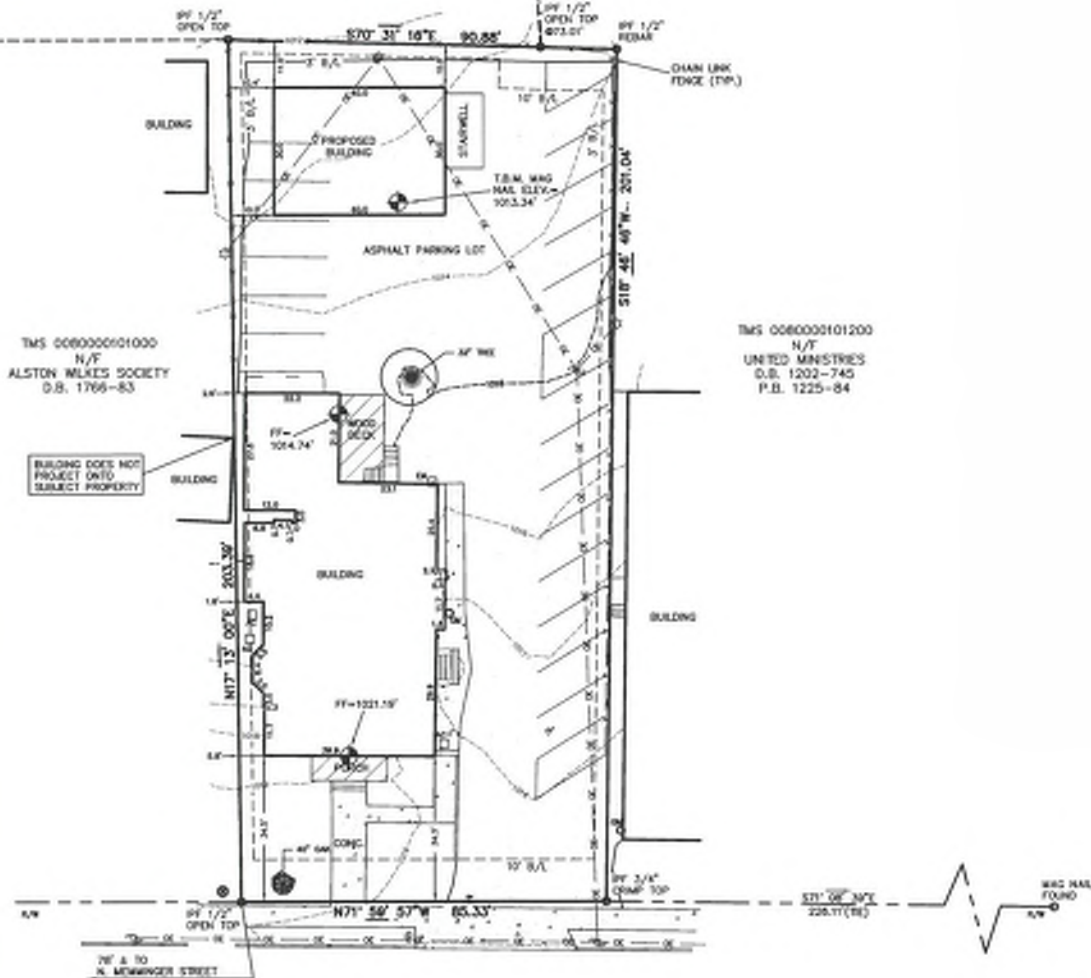
LEGEND:

- TH TOPOGRAPHY BOUNDARY
- PP FOR PP SET (ONLY HERE)
- PP FOR PP FOUND
- R/W RIGHT-OF-WAY
- PP POWER POLE
- LIGHT POLE
- EM ELECTRIC METER
- WM WATER METER
- WM WATER VALVE
- GM GAS METER
- GM GAS VALVE
- — — OVERHEAD ELECTRIC LINE
- — — FENCE
- AD AIR CONDITIONING UNIT

TMS 008000010001
N/F
ALSTON MILKES ASSOCIATION
D.B. 1985-1362
P.B. 45F-73

TMS 008000010100
N/F
ALSTON MILKES SOCIETY
D.B. 1766-83

TMS 0080000101200
N/F
UNITED MINISTRIES
D.B. 1202-745
P.B. 1225-84



PENDLETON STREET
(SC HWY 124)
(VARIABLE R/W)

SURVEYOR'S NOTES

1.3 ZONING PROVIDED BY THE APPROPRIATE
GOVERNMENTAL AGENCY TO BE USED FOR INFORMATIONAL
PURPOSES ONLY.



LOCATION MAP (NOT TO SCALE)

POSSIBLE PROJECTIONS
NONE OBSERVED

LAND AREA

17,812 SQ.FT.
0.41 ACRES

FREELAND
SURVEYORS & ENGINEERS

FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE, S.C. 29609
TEL: (864) 271-4924 FAX: (864) 233-0315
EMAIL: info@freeland-associates.com

DRAWN: CG PARTY CHIEF: CJ CHECKED: MVA
REF. PLAT BOOK: 108-47
REF. DEED BOOK: 2404-1048
TAX MAP: 008000010100
DATE OF SURVEY: 6-23-2021
DATE DRAWN: 1-19-2022
DRAWING NO: 75114-C16HRT
DATE OF LAST REVISION:

0' 20' 40' 60'
SCALE: 1" = 20'

SETBACK INFORMATION TAKEN
FROM CITY OF GREENVILLE
ORDINANCE FOR ZONE RDV

FRONT- 10'
SIDE- 3' (10' FROM RESIDENTIAL)
REAR- 3' (10' FROM RESIDENTIAL)

LEGEND

TMS TEMPORARY BENCHMARK
O P/B BORN PER SET (1/4" REBAR)
O P/B BORN PER FOUND
E/W EAST-OF-WAY
P/P POWER POLE
O LIGHT POLE
O EX EXISTING METER
WATER VALVE
WATER METER
GAS VALVE
GAS METER
OVERHEAD ELECTRIC LINE
FENCE
A/C AIR CONDITIONING UNIT

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
CITY OF GREENVILLE

EXHIBIT
DRAWING FOR
HOMES OF HOPE, INC.

SITE ADDRESS: 610 PENDLETON STREET
GREENVILLE, SC 29601

PRELIMINARY
NOT FOR
CONSTRUCTION



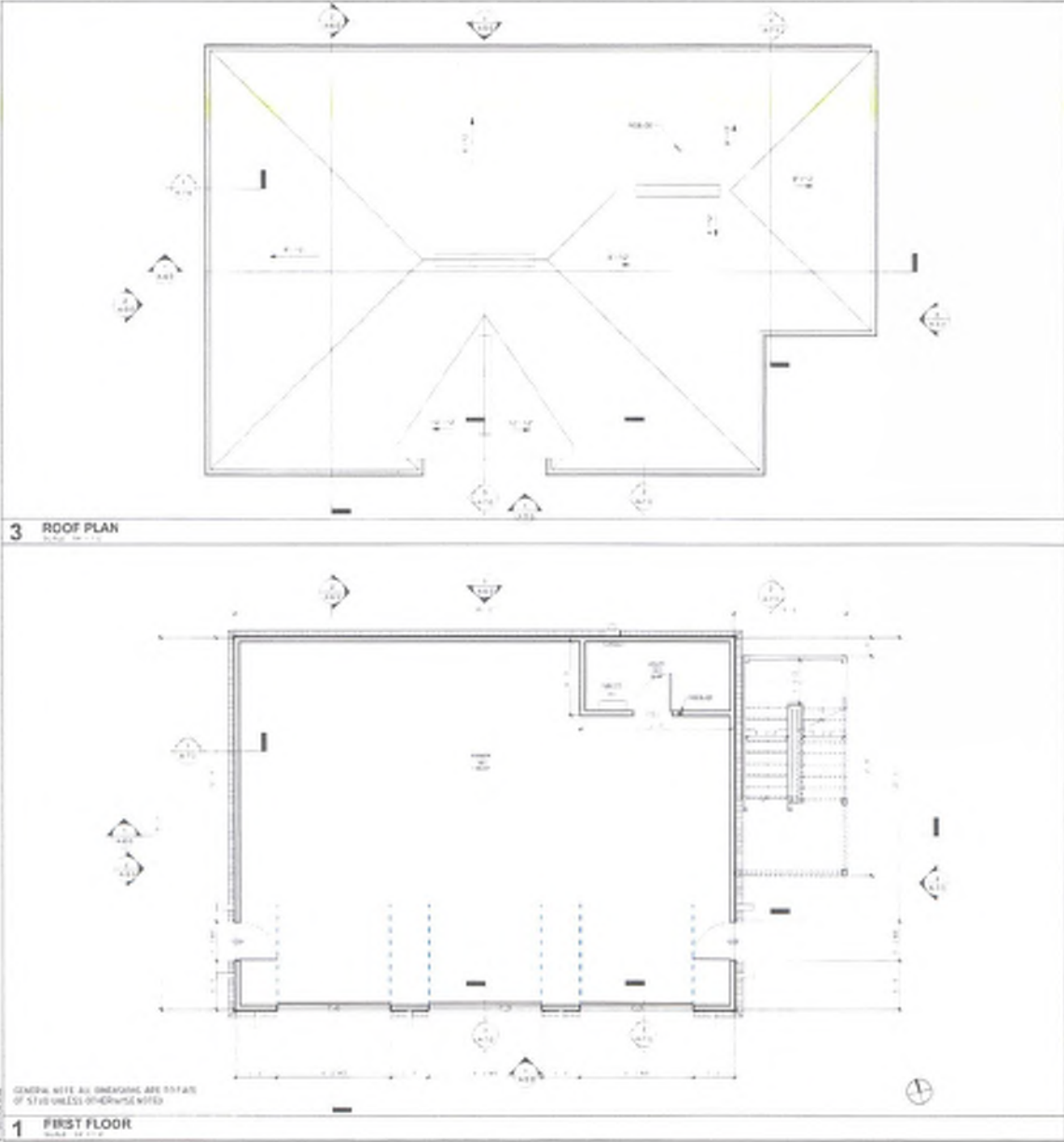
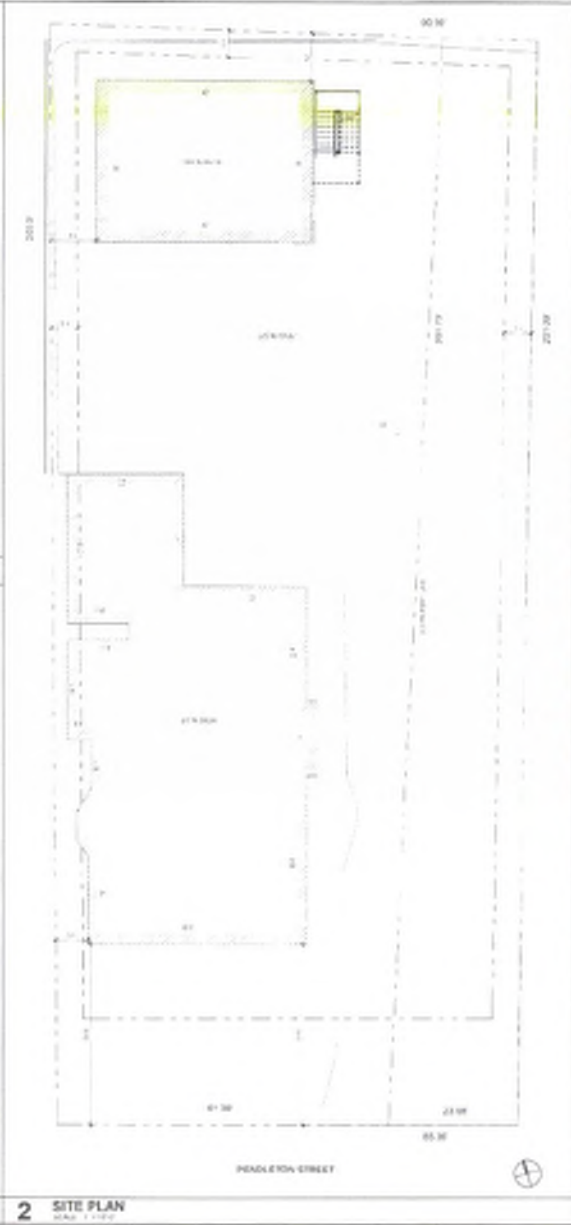
101 South Main Street
Greenville, SC 29601
P 864.961.9100
F 864.961.9100
www.la-architects.com

**LANGLEY
& ASSOCIATES**
ARCHITECTS, LLC

A NEW GARAGE-APARTMENT UNIT FOR
HOMES OF HOPE - GIDEON'S HOUSE
631 PENDLETON STREET - GREENVILLE, SC 29601
FIRST FLOOR PLAN SITE ROOF SCHEDULES

DATE: 07/15/2015
DRAWN BY: JLM
CHECKED BY: JLM

A-2.0



GENERAL NOTE: ALL DIMENSIONS ARE IN FEET
OF 3/16 UNLESS OTHERWISE NOTED

GENERAL NOTES:
 1. PROVIDE HPD GENERAL PURPOSE GRADE ON ALL CHIMNEY TOPS & ROOF BACKSPLASHES WITH POST FINISHES 1" BIRCH FRONT SEAT AND INTERIOR 4 BACKSPLASH.
 2. ON SIDE SPLASHES TO ALIGN WITH FRONT EDGE OF CABINETRY AND TOP OF BACKSPLASH.
 3. ALLOW FOR FULL RANGE OF MANUFACTURER'S FINISHES AND COLORS.
 4. PROVIDE HPD VERTICAL GRADE ON ALL EXTERIOR CABINET SURFACES INCLUDING TIE TIE WITH PATTERNS COLOR MATCHED TO THE EDGE BANDING.
 5. ALLOW FOR FULL RANGE OF MANUFACTURER'S FINISHES AND COLORS.
 6. PROVIDE RELAXED INTERIOR SURFACES COLOR WHITE.
 7. PROVIDE HARDWARE AS FOLLOWS:
 A. BLUM CO. OR IN HOUSE 100 SERIES SWING-OUT HINGE
 B. ALUMINUM 100 SERIES FULL EXTENSION DRAWER HARDWARE
 C. WIRE TYPE DOOR DRAWER PULLS
 D. APPROXIMATE 1/2" DIA. PULLS
 8. PROVIDE BLOCKS FOR ALL BATHROOM FIXTURES.

8 TYP. BATH SIDE ELEV.
SCALE: 1/2" = 1'-0"



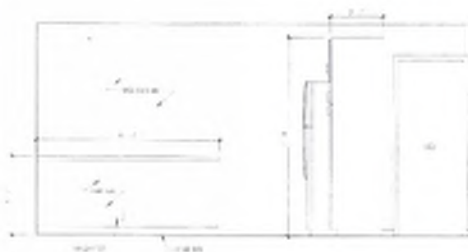
7 TYP. BATH FRONT ELEV.
SCALE: 1/2" = 1'-0"



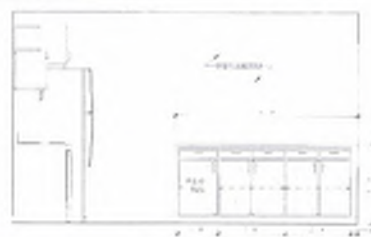
6 TYP. CASEMENT SECTION
SCALE: 3/4" = 1'-0"



5 KITCHEN ELEVATION D
SCALE: 1/2" = 1'-0"



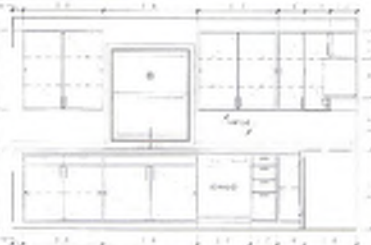
4 KITCHEN ELEVATION C
SCALE: 1/2" = 1'-0"



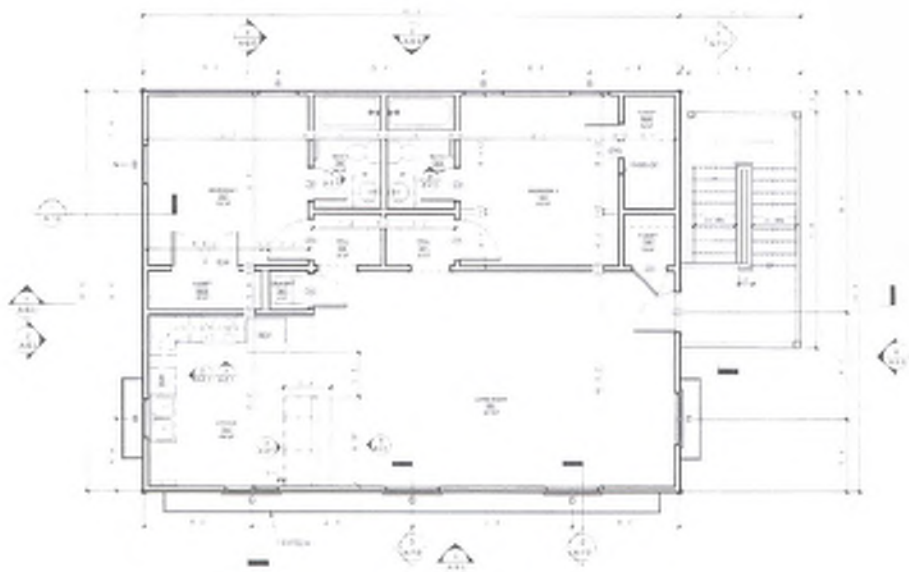
3 KITCHEN ELEVATION B
SCALE: 1/2" = 1'-0"



2 KITCHEN ELEVATION A
SCALE: 1/2" = 1'-0"



1 SECOND FLOOR
SCALE: 1/4" = 1'-0"



PRELIMINARY
NOT FOR
CONSTRUCTION



199 South Main Street
Greenville, SC 29601
P: 864.681.2224
F: 864.681.9950
WWW.LA-ARCHITECTS.COM

**LANGLEY
& ASSOCIATES**
ARCHITECTS, LLC

A NEW GARAGE-APARTMENT UNIT FOR
HOMES OF HOPE - GIDEON'S HOUSE
618 PENDLETON STREET - GREENVILLE, SC 29601
SECOND FLOOR PLAN

A-2.1

**PRELIMINARY
NOT FOR
CONSTRUCTION**

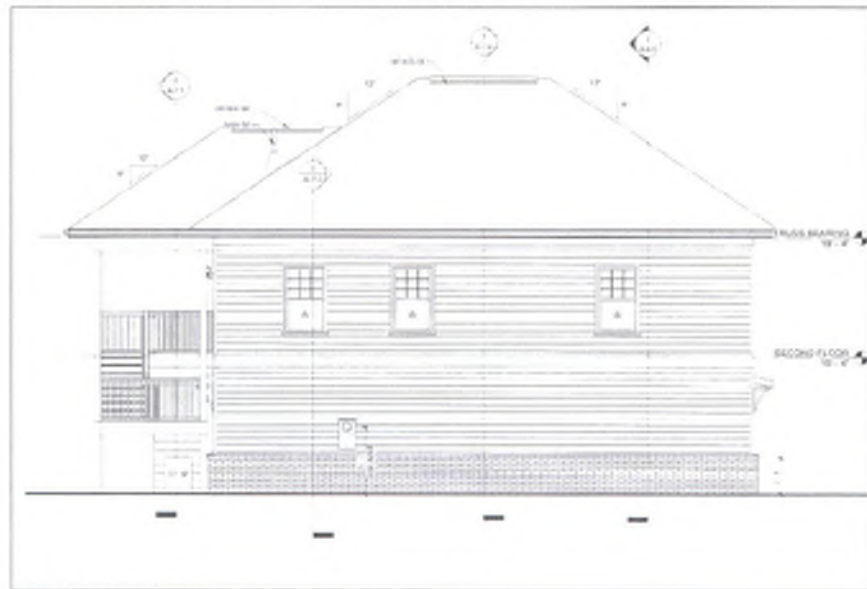
LA
ARCHITECTS, LLC
100 SOUTH MAIN STREET
GREENVILLE, SC 29601
P: 864.565.9550
F: 864.565.9550
www.la-architects.com

**LANGLEY
& ASSOCIATES**
ARCHITECTS, LLC

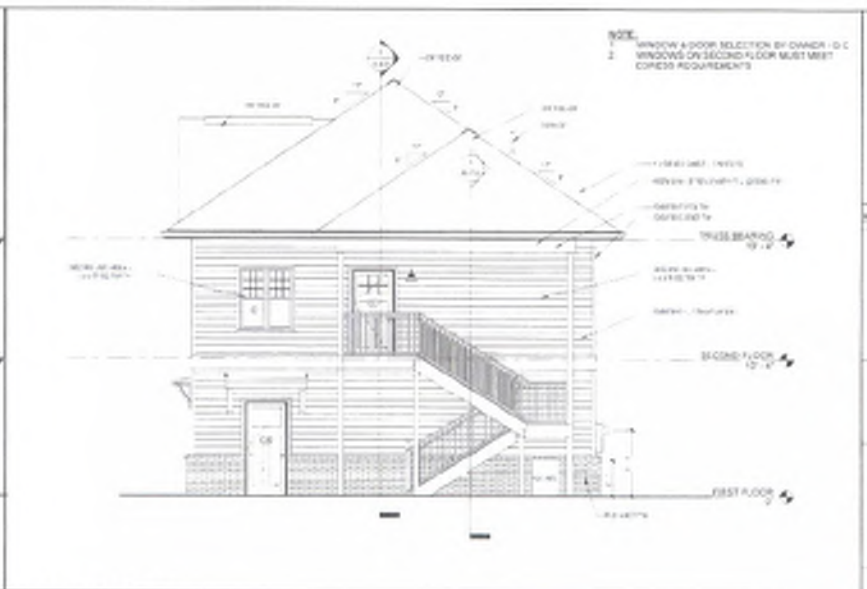
A NEW GARAGE-APARTMENT UNIT FOR
HOMES OF HOPE - GIDEON'S HOUSE
615 PENNINGTON STREET - GREENVILLE, SC 29601
EXTERIOR ELEVATIONS

DATE: 2018.08
DRAWN BY: JLD
CHECKED BY: JLD

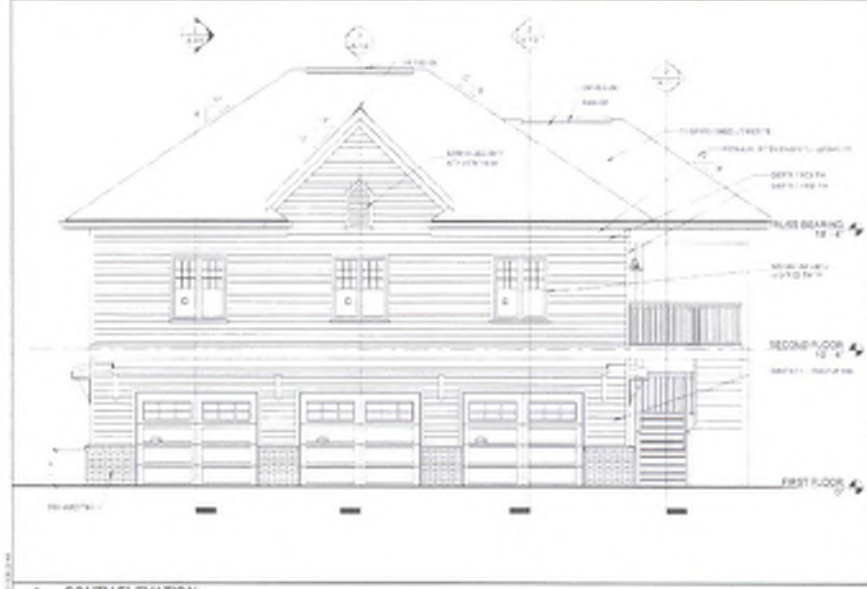
A-5.0



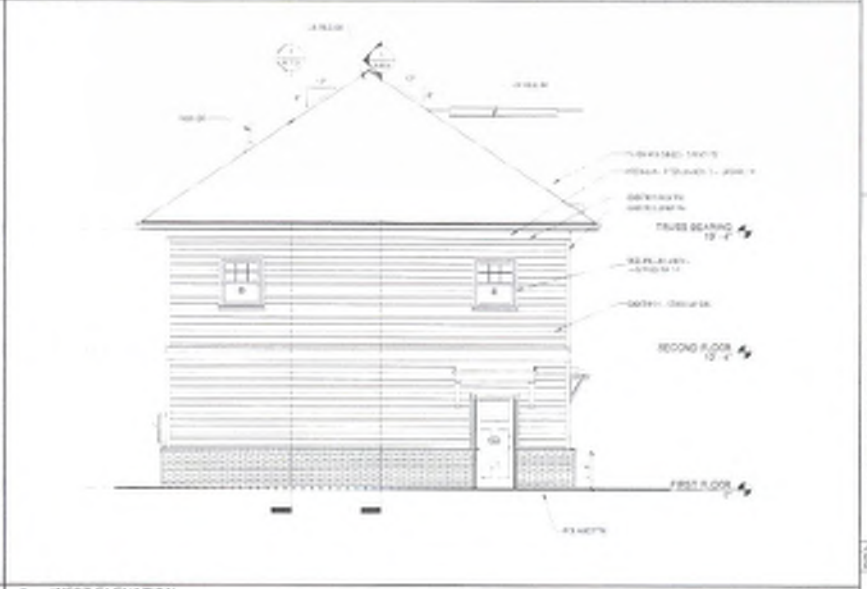
3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



610 PENDLETON STREET

View from Pendleton Street



610 PENDLETON STREET

East Elevation Existing of
Structure from Pendleton Street



610 PENDLETON STREET

View from Pendleton Street



610 PENDLETON STREET

View of West Elevation of Existing
Structure from N. Memminger St.



610 PENDLETON STREET

View from Memminger Street of
shared Rear Property Line



610 PENDLETON STREET

View from Parking Lot towards
Northern Rear Property Line



610 PENDLETON STREET

View of Rear Elevation of Existing
Structure facing South



610 PENDLETON STREET

View of Streetscape on Pendleton
Street